Joy Walker

ESTATE AGENTS



23 Seacroft Road

Cleethorpes, North East Lincolnshire DN35 0AX

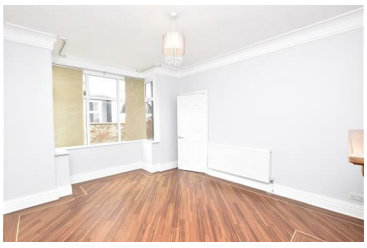
Welcome to Seacroft Road, Cleethorpes - a charming semi-detached house that offers the perfect blend of comfort and style. This delightful property boasts two reception rooms, ideal for entertaining guests. With three double bedrooms having built in wardrobes and a bathroom to the first floor, there's plenty of space for the whole family to unwind and make this house a home.

Situated in a sought-after residential location, this property is perfect for those looking to enjoy the tranquillity of a seaside town while still being close to all amenities. Gas Central heating system & double glazing. Gardens to front & rear. Off Street parking/drive.

Don't miss the opportunity to make this house your own and create lasting memories in this wonderful home on Seacroft Road. No Forward Chain.

- TRADITIONAL BAY FRONT SEMI DETACHED HOUSE
- THREE DOUBLE BEDROOMS WITH BUILT IN WARDROBES TO EACH
- GENEROUS LOUNGE & SEPERATE DINING ROOM
- WELL FITTED AND GOOD SIZE DINING KITCHEN
- WELCOMING RECEPTION HALL
- FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- LOVELY ENCLOSED GARDEN
- OFF STREET PARKING/DRIVE. NO FORWARD CHAIN.







Offers Over £260,000

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate. Photographs are used for Illustration purposes only and were taken before the property was occupied.

ACCOMMODATION
An arched formed porch with twin double glazed side lights and pvc double glazed door.

ENTRANCE HALL
With feature staircase having spelled balustrade. Oak style wood effect Karndean flooring. Central heating radiator. Built in under stair recess & cupboard housing the electrics/consumer unit.



LIVING ROOM
17'6" into bay x 13'11" (5.34m into bay x 4.26)
With walk in double glazed bay window to front aspect. Feature polished wood fire surround with black ornate inset grate and tiled hearth. Deep cornice to ceiling. Central heating radiator.



DINING ROOM
16'1" into bay x 11'11" (4.92m into bay x 3.64m)
Again boasting an attractive feature fire surround. Oak style wood effect Karndean flooring. Double glazed walk in bay to side aspect. Central heating radiator.



DINING ROOM - additional picture



DINING KITCHEN

14'4" x 13'11" (4.39m x 4.25m)

Fitted with an extensive range of wall, base, drawer & larder units with Buttermilk coloured door frontages having chrome effect door furniture. Contrasting light oak effect casements, light baffle, cornice and work surfacing. Cream ceramic tiled splashbacks. Built in appliances include the Zanussi double oven, 5ring gas hob, chrome extractor hood and integrated fridge/freezer. Larder unit housing the Ideal gas central heating boiler. Additional larder unit with chrome fold away/retractable shelving. Inset Anthracite coloured right hand drainer sink unit with chrome mixer tap. Plumbing for automatic washing machine & dishwasher. Double glazed window to side and additional double glazed french doors to garden. Ceramic tiled floor.

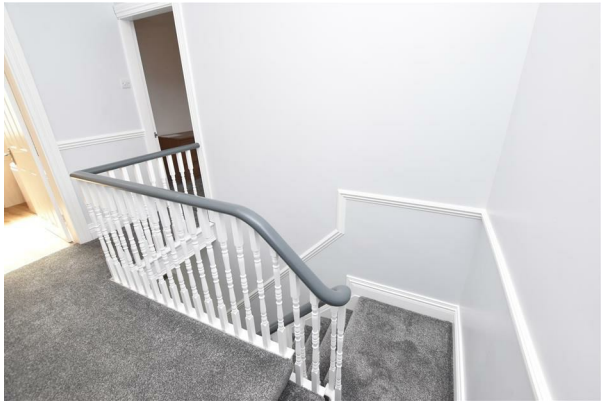


DINING KITCHEN - additional picture



FIRST FLOOR LANDING

With continuance of the spelled balustrade and fitted carpet. Loft access. Decorative dado rail, Coving to ceiling. All rooms directly off as follows.



BEDROOM 1

14'11" x 10'11" min (4.57m x 3.35m min)

Fitted with an extensive range of wall-wall wardrobes/drawer units. Double glazed window to front. Central heating radiator.



BEDROOM 2

10'9" x 12'11" (3.28m x 3.96m)

Again having a range of built in wardrobes. Central heating radiator. Double glazed window to side aspect.



BEDROOM 3

13'3" x 13'11" (4.06m x 4.26m)

With double glazed window to the rear, central heating radiator and bank of fitted open fronted drawer,shelving,hanging arrangements.



BEDROOM 3 - additional picture



BATHROOM

6'2" x 8'11" max (1.89m x 2.73 max)

With modern suite in white comprising of curved end panelled bath with shower system & screen over,. Low flush WC and pedestal wash basin. Ceramic tiled walls. Chrome towel radiator. Double glazed window to side aspect.



BATHROOM - additional picture



OUTSIDE

The property has gardens to the front & rear. The fore garden being gravelled with edged planted borders. Walled boundaries. Concreted drive/off road parking.
The rear garden is enclosed by walling/fencing and mainly laid to lawn with concreted patio area adjacent to the property and additional paved patio/seating area to rear boundary. Garden shed and timber store. Outside tap.



REAR ELEVATION



COUNCIL TAX BAND & EPC RATING

Council Tax Band - C
EPC - D

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

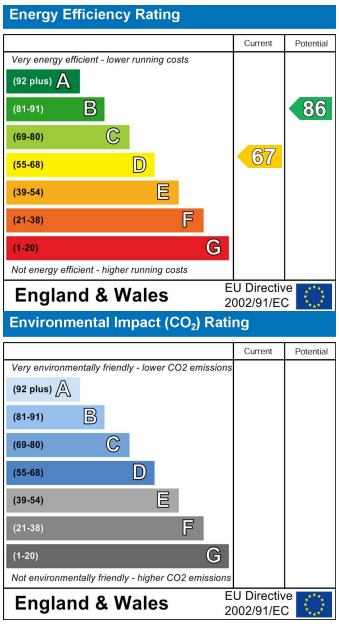
TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.



Total area: approx. 121.5 sq. metres (1307.7 sq. feet)





For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.